



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**Date:** Tuesday July 14, 2015

**Time:** 7:00 P. M.

**Location:** Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

#### **POSTING LOCATIONS:**

Paradise Community Center; 4775 S. McLeod  
Clark County Library – 1401 E. Flamingo Road  
Sunset Park - 2601 E. Sunset Road  
Fire Station 38 - 1755 Silver Hawk Ave  
Maureen Helm - Secretary – (702) 606-0747

#### **BOARD MEMBERS:**

John S. Williams - Chair  
Robert Orgill- Vice Chair  
Susan Philipp  
Bart Donovan  
Roger Smith

Internet Address: [WWW.CLARKCOUNTYNV.GOV](http://WWW.CLARKCOUNTYNV.GOV)

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Procedures & Conduct
  - a. Conformance with the Open Meeting Law
  - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
  - c. Meeting Guidelines
  - d. County Staff Introductions, Announcements & Presentations:
- V. Regular Business
  - a. Approval of Agenda for July 14, 2015 - including any deletions or corrections
  - b. Approval of Minutes of June 30, 2015.
- VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- VII. PLANNING & ZONING Action to be taken on the following applications:

**BOARD OF COUNTY COMMISSIONERS**  
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DON BURNETTE, County Manager

1. **WS-0400-15 – UNION CAB COMPANY, INC., ET AL: ( 3779 W. Tropicana Ave. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; 2) increased wall/fence height; 3) reduced setbacks; and 4) reduced access gate setback in conjunction with a transportation service.  
**DESIGN REVIEWS** for the following: 1) an existing storage building; and 2) wall height additions on 1.4 acres in a C-1 (Local Business) Zone and an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Valley View Boulevard and the south side of Tropicana Avenue within Paradise. SS/al/ml (For possible action) **PC 8/4/15**
2. **DR-0362-15 – VICTORIA PARTNERS, ET AL: ( 3770 S. Las Vegas Blvd. )**  
**DESIGN REVIEW** for modifications to the Monte Carlo Resort Hotel including the demolition of the existing theatre/concert hall and construction of a new theatre/concert hall and a tenant space for restaurant or retail uses on 20.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in an MUD-1 Overlay District. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. MBS/al/ml (For possible action) **BCC 7/22/15**
3. **DR-0367-15 – FORD RANCH, LLC: ( 5626 S. Sandhill Rd. )**  
**DESIGN REVIEWS** for the following: 1) a single family residential subdivision; and 2) increase the finish grade for lots within a single family residential subdivision on a 10.7 acre portion of 15.9 acres in an R-E (Rural Estates Residential) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the northeast corner of Sandhill Road and Russell Road within Paradise. MBS/al/ml (For possible action) **BCC 7/22/15**
4. **TM-0108-15 - FORD RANCH, LLC: ( 5626 S. Sandhill Rd. )**  
**TENTATIVE MAP** consisting of 15 single family residential lots and common lots on a 10.7 acre portion of 15.9 acres in an R-E (Rural Estates Residential) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the northeast corner of Sandhill Road and Russell Road within Paradise. MBS/al/ml (For possible action) **BCC 7/22/15**
5. **UC-0335-15 – GARCIA, MANUEL, ET AL: ( 5653 S. Mojave Rd. )**  
**USE PERMITS** for the following: 1) day care facility; and 2) allow an accessory structure that is not architecturally compatible with the principal building (residence).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a daycare not adjacent to, and accessed from, a collector or arterial street; 2) trash enclosure; 3) allow tandem/non-standard parking spaces; 4) landscaping; 5) reduce the side setback; and 6) reduce the separation between structures in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Mojave Road, 200 feet north of Russell Road within Paradise. MBS/jt/ml (For possible action) **PC 7/21/15**
6. **UC-0234-14 (WC-0009-15) – SIDDIQ ASIF M, ET AL: (1405 E. Sunset Rd )**  
**WAIVER OF CONDITIONS** of a use permit requiring the following: 1) first floor uses limited to hours of operation from 7:00 a.m. to 5:00 p.m.; and 2) second floor uses limited to hours of operation from 5:00 p.m. to 2:00 a.m. in conjunction with a commercial development on 0.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. MBS/jvm/ml (For possible action)

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7. **TM-0114-15 – 2 D, LLC: ( 4855 W. Harmon Ave. )**  
**TENTATIVE MAP** for a commercial subdivision on 6.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Harmon Avenue, 255 feet east of Decatur Boulevard within Paradise. SS/rk/ml (For possible action) **PC 7/21/15**
8. **WS-0332-15 – METROFLAG CABLE, LLC: ( 3755 S. Las Vegas Blvd. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping and screening; 2) reduced setbacks; and 3) allow non-standard improvements (landscaping and structures) within the right-of-way.  
**DESIGN REVIEWS** for the following: 1) site redesign/modification of the site frontage (sidewalk, pedestrian easement) along Las Vegas Boulevard South; 2) new plaza area that includes outside dining and fire feature; and 3) exterior remodel/modifications of the entrance façade to an existing restaurant in conjunction with an existing retail center on 4.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 850 feet south of Harmon Avenue within Paradise. MBS/dg/ml (For possible action) **BCC 7/22/15**
9. **UC-0206-13 (AR-0041-15) – JULIUS REALTY CORPORATION: ( 2180 Pama Ln. )**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** of an automobile auction facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to waive design standards for a proposed modular office building.  
**DESIGN REVIEW** for an auto auction facility in conjunction with vehicle (auto) sales with outside display of automobiles on 3.5 acres in an M-D (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Pama Lane, 200 feet east of Surrey Street within Paradise. MBS/co/ml (For possible action) **PC 8/4/15**
10. **VS-0375-15 – VICTORIA PARTNERS, ET AL: ( 3770 S. Las Vegas Blvd. )**  
**VACATE AND ABANDON** right-of-way easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and between Park Avenue and Harmon Avenue within Paradise (description on file). MBS/co/ml (For possible action) **PC 8/4/15**
11. **DR-0272-13 (ET-0036-15) – SUNSET PROFESSIONAL PARK, LLC: ( 3663 E. Sunset Rd. )**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** to commence a comprehensive sign plan requesting to modify the regulations for the signs within a C-P zoning district on 3.6 acres in a C-P (Office & Professional) (AE-60) (AE-65) Zone. Generally located on the south side of Sunset Road, 675 feet west of Sandhill Road within Paradise. MBS/tk/ml (For possible action) **BCC 8/5/15**
12. **UC-0381-15 – PARBALL NEWCO, LLC: ( 185 E. Flamingo Rd. )**  
**USE PERMITS** for the following: 1) a motion picture production studio as a primary use; 2) permit a motion picture production studio within a membrane structure (tent) where required to be within an enclosed building; and 3) permit eating and drinking areas with on-premises consumption of alcohol in conjunction with a motion picture production studio.  
**DESIGN REVIEW** for a temporary membrane structure (tent) with alternative external building materials for a motion picture production studio within an approved parking lot on 7.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Flamingo Road and Koval Lane within Paradise. MBS/al/ml (For possible action) **BCC 8/5/15**

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DON BURNETTE, County Manager

VIII. Correspondence:

IX. General Business: Items for discussion:

a. **Board to nominate a representative and an alternate to serve on the CDAC committee**

X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda. Comments will be limited to 3 minutes.

XI. NEXT MEETING: **July 28, 2015**

XII. ADJOURNMENT:

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